

TRANQUILLO PINES WATER USERS COOP
10 BOBOLINK LANE
TIJERAS, NM 87059
(505) 281-3668

MINUTES OF ANNUAL GENERAL MEETING – MAY 8, 2025, LOS VECINOS COMMUNITY CENTER

Meeting called to order by the President Gary Ashcraft at 6:31 PM

All board members were present along with 108 members, thus establishing a quorum.

Minutes from the Special Meeting on February 6th meeting March 28th were read and approved.

The agenda was reviewed and board of directors introduced

Gary Ashcraft-President term expires 2027

Richard Rondeau-Vice-President term expires 2025

Carl Walker-Secretary/Treasurer /Manager term expires 2027

Harvey Peel at large member term expires 2026

Charles Davidson at large member term expires 2025

Two board positions are up for vote later in the meeting and a list of desired qualifications were read

Leak Detection Update

ABQ/Bernco Water Authority made a crew available for our use to search for leaks using their technology. Findings inconclusive.

The New Mexico Environmental Department contracted, Asteera, a company utilizing satellite-based SAR to work with us in using this technology to find leaks. 2 locations where identified.

Valve operation continues to hamper our efforts in isolation test.

All of the professionals we have worked with agree we doing the correct procedures and testing to locate leaks.

Water Loss and Hauling

A graph was displayed showing the relationship to water loss and water hauling.

Financial Status

We are spending \$29,000 per month in water hauling.

We have cut costs as much as we can.

We are experiencing cash flow problems. An appeal to the members to pay bills upon receipt was reiterated.

25 member accounts are past due more than 31 days amounting to \$14,585.

Members can help reduce cost by volunteering. We have many opportunities. Setting up zoom accounts, working on state compliance, water operator/manager in training are just a few.

Fluoride Remediation

Well 7 in the South Skyland area has the highest detected amount of Fluoride.

Putting well 8 back online and blending it with well 7 is one of the top remediation solutions. Other solutions were presented across a spectrum of costs.

Loan and Grant Sources

More opportunities are available for loans and grants as Mutual Domestic Water Consumer Association. The loans will have lower interest rates and their may be possible grants and principal forgiveness options.

State Representative Stephani Lord has stated she can help with Legislative appropriations.

Preliminary Engineering Report required before we can get state/fed dollars. This cost around \$50,000.

We applied for a loan at the end of January, we asked for the maximum allowed at \$150,000. We got recommended for a #1 rating priority for \$60,000 at 3%. There will be many other loans available to us.

MDWCA Compared to Private Cooperative

MDWCA Opportunities

- More funding avenues loans, grants, legislative appropriation

- Lower Tax rate

- Transparency

MDWCA Burdens

- Project costs are higher.

- Procurement process

- Regulations

The question is do we stay as is or move to a Mutual Domestic Water Consumer Association?

Look at short-term reality and long-term consequences.

Election of Board of Directors

Nominees:

Rob Salazar (note: there was no second)

Adrianna Villar (note: there was no second)

Richard Rondeau (incumbent)

Charles Davidson (incumbent)

Voting took place by ballot with results tabulated at the end of the meeting

Richard Rondeau - # 57

Charles Davidson - # 46

Rob Salazar - # 30

Adrianna Villar - # 7

Gary - # 2

Vote on Reorganization

Ballot Question #1: Shall the Cooperative reorganize as A Mutual Domestic? 100 yes 7 no

Ballot Question #2: Do you approve the Certificate of Association of Tranquillo Pines Mutual Domestic Water Consumer Association? 98 yes 9 no

Ballot Question #3: Do you approve the Bylaws of Tranquillo Pines Mutual Domestic Water Consumer Association? 97 yes 10 no

Ballot Question #4: Do you approve the Rules and Regulations of Tranquillo Pines Water Consumers Association? 92 yes 15 no

Ballot Question # 5: Do you approve the Open Meetings Act Resolution of the Board of Directors of the Tranquillo Pines Mutual Domestic Water Consumer Association? 99 yes 8 no

Meeting adjourned at 8:40 PM

Member Questions

Can the bill be sent directly to renters?

The Rules and Regulation state: "The property owner is the member and responsible for all bills incurred. The association will only send the water bill to the member and not the renter since they are not members". Clearly states the owner is responsible for the bill being paid. The bill can be sent to the rents as "member" c/o "renter".

Could the Association buy and truck and haul our own water?

We can look into this in the future. At this time, it adds another layer of DOT regulations. We would need to hire a driver and regular maintenance. If implemented properly we could save money.

How will loans effect the rates?

A lot of facts need to be considered. If the loans affect how much water hauling, we perform, rates could go down, or they could stay the same or go up if it's a large loan.

What is the prospect of the Association adding new members to generate revenue?

At this time, we need to have more water available to add new memberships.

Can the State Legislature help us?

Yes, a direct way is through appropriations which the individual Representatives and Senators have the rights to distribute as seen fit.

What happens when we get a loan to repair leaks and no leak is found?

We are liable for the repayment of said loan.

How much can the membership handle in loan repayment amounts?

This will be looked at through a rate setting process outlines by the State.

How often will the Board be meeting?

We plan on meeting on the third Thursday of each month.